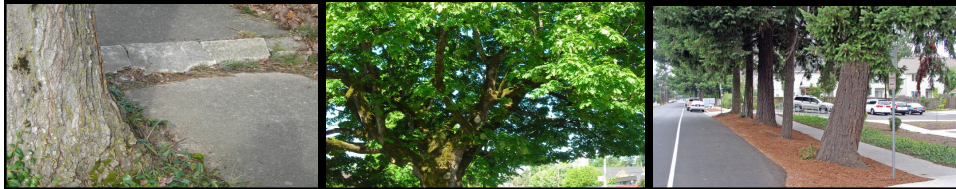


DCIP-6: Tree Code Project



May 21, 2014
Natural Resources & Sustainability Committee

Tina Osterink, Natural Resources Planner
Urban Design & Planning



Agenda

2

- Project Description & Process
- Existing Tree Rules
- Preferred Approach
 - Residential Uses
 - Commercial, Multi-Family, Industrial
- Next Steps



What is the project?

3

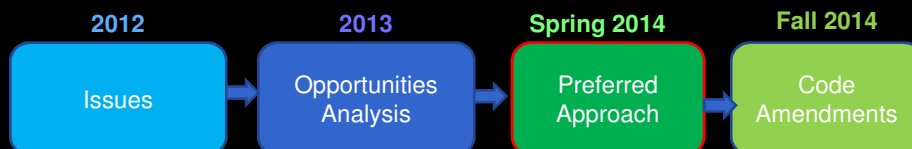
- 2014 Council Work Plan
- Effective Tree Code
- Purpose:
 - Easy to use and understand
 - Clear and objective
 - Right tree in right place



How did we get here?

4

- Issues
 - Planning Commission, NRSC,
 - Neighborhood Coalition, Forum
 - City Council, Oct. 9, 2012
- Research and Opportunities Analysis
 - Four peer communities
 - Beaverton, OR
 - Bellevue, WA
 - Cary, NC
 - Tigard, OR
 - Planning Commission, NRSC,
 - Neighborhood Coalition, Forum
 - City Council, Aug. 20, 2013
- Preferred Approach
- Code Amendments



How do the tree rules apply now?

5



Pre-development



Commercial



Industrial



Multi-family residential



Parking lots



Single-family residential

What are the Development Code issues?

6

- Outdated and unorganized
- Unclear and subjective standards
- Unclear permit process
- Unclear options for mitigation



What are the Development Code issues? 7

- Outdated and unorganized
- Unclear and subjective standards
- Unclear permit process
- Unclear options for mitigation



What are the Development Code issues? 8

- Outdated and unorganized
- Unclear and subjective standards
- Unclear permit process
- Unclear options for mitigation



What are the Development Code issues? 9

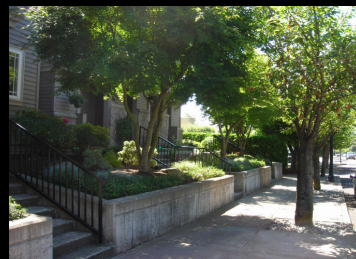
- Outdated and unorganized
- Unclear and subjective standards
- Unclear permit process
- Unclear options for mitigation



Why is this organized by land use type? 10

Land Use Types

- Residential Uses
- Commercial, Multi-Family and Industrial Uses



Preferred Approach Overview

11

- No proposed changes
 - Retain regulated tree rules
 - Maintain residential street tree rules
- Proposed changes
 - Clarify removal and replacement rules
 - Reorganize the Tree Code section
 - Expand replacement mitigation options
- Alternatives to consider
 - Standardize tree replacement size
 - Reasons to remove residential street trees

Preferred Approach

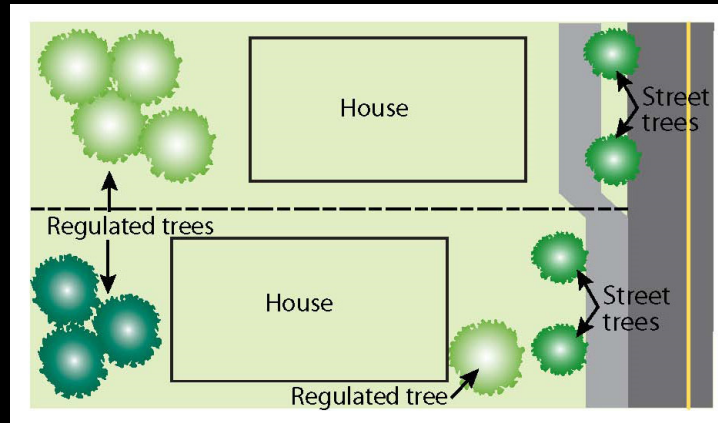
12

Summary (Residential Uses)

1. Retain existing rules for regulated trees
 2. Maintain /clarify street tree replacement /removal criteria
-
3. Reorganize the Tree Code
 4. Clarify street tree replacement rules

Preferred Approach – Residential Uses

13



Regulated Trees
(8" diameter)

Street Trees
(located within the right-of-way or within 10 feet)

Preferred Approach – Residential Uses

14

1. Retain existing rules for regulated trees

- 8" diameter threshold
- Removal allowance (3 or 6 trees per year)



Preferred Approach – Residential Uses

15

2. Maintain street tree replacement size standard and removal criteria

- Retain the 1.75 caliper inch size for replacement
- Retain replacement requirement by Type I Permit
- Retain no reason for removal required



Preferred Approach – Residential Uses

16

3. Reorganize the Tree Code section

- Listed in sub-section
- Separated into “during” and “after” development
- Clearly labeled

| | |
|--|---|
| 9.1030 Single-Family Detached Dwellings | ← |
| 9.1031 Exemptions | |
| During Development | ← |
| 9.1032 Tree Protection | ← |
| A. During Construction | |
| B. Building Footprint and Permit Process | |
| C. Street Trees | |
| 9.1033 Tree Removal | ← |
| A. During Construction | |
| B. Building Footprint and Permit Process | |
| C. Street trees | |
| 9.1034 Tree Replacement | ← |
| A. Mitigation Requirements | |
| B. Street Trees | |
| Post-Development | ← |
| 9.1035 Tree Protection | |
| 9.1036 Tree Removal | |

Preferred Approach – Residential Uses

17

4. Clarify street tree replacement rules

- In a planter strip 3 feet wide or greater
- Within 10-feet of property line
- If no space, then no street tree is required



Preferred Approach

18

Summary

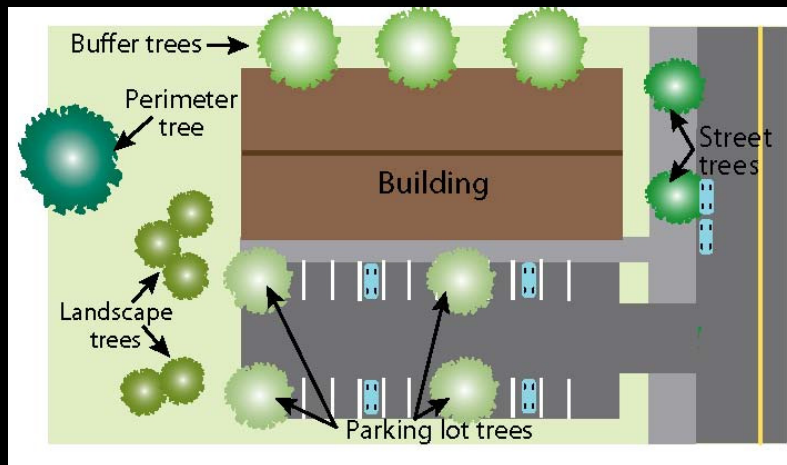
(Commercial, Multi-Family & Industrial Uses)

1. Reorganize the Tree Code
2. Clarify tree removal criteria
3. Expand mitigation options for trees that are $<$ or $\geq 24''$ in diameter



Preferred Approach – Commercial, etc.

19



Preferred Approach – Commercial, etc.

20

1. Reorganize the Tree Code

- Listed in sub-section
- Separated into “during” and “after” development
- Clearly labeled

| | |
|---|---|
| 9.1040 Uses Other Than Single-Family Detached Dwellings | ← |
| During Development | ← |
| 9.1041 Exemptions | ← |
| 9.1050 Tree Protection | ← |
| 9.1051 Data Requirements for Tree Protection Plan | |
| 9.1052 Design Adjustments for Tree Protection | |
| 9.1053 Tree Protection During Construction | |
| 9.1054 Pruning of Regulated Trees | |
| 9.1060 Tree Removal | ← |
| 9.1061 Street Tree Removal Criteria | |
| 9.1062 Parking Lot Tree Removal Criteria | |
| 9.1063 Buffer Tree Removal Criteria | |
| 9.1064 Landscape Tree Removal Criteria | |
| 9.1065 Perimeter Tree Criteria Removal | |
| 9.1066 Overlay Tree Removal Criteria | |
| 9.1070 Tree Replacement | ← |

Preferred Approach – Commercial, etc.

21

2. Clarify tree removal criteria

- Specify health related reasons
- Specify non-health related reasons



Preferred Approach – Commercial, etc.

22

3. Expand tree replacement and mitigation options

Tree for Tree



Inch for Inch
(Modified Inch for Inch)



Tree Fund



TREE
FUND

Preferred Approach – Commercial, etc.

23

3. Expand tree replacement and mitigation options

| | Street Trees | Landscape* Trees | Buffer Trees | Parking Lot Trees | Perimeter Trees |
|---------------------------------|-----------------|----------------------------------|----------------------------------|---|--------------------|
| Less than 24" in diameter | | | 1. Tree for Tree 2. Tree Fund | | |
| At Least 24" in diameter | | 1. Tree for Tree 2. Tree Fund | | 1. Modified Inch for Inch 2. Tree Fund | |

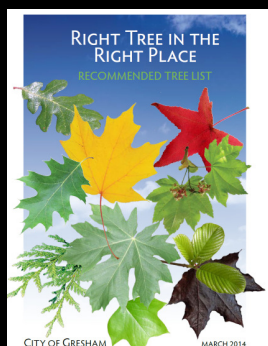
*According to approved landscape plan

Preferred Approach

24

Other Substantial Changes

1. Update recommended tree list
2. Create a technical tree manual



- Introduction
- Tree-Related Definitions
- Summary of Requirements and Recommendations
 - Residential¹
 - Commercial¹
 - Industrial¹
 - Institutional¹
- Tree Planting Specifications
 - Tree placement and site selection
 - Recommended Tree List
 - Planting stock and characteristics
 - Soil preparation and conditioning
 - Miscellaneous materials
- Tree Removal Specifications
 - Allowable removal
 - Permit application and data requirements
 - Tree removal checklist
 - Tree protection plan
 - Hazard trees
- Tree Replacement
 - Regulated trees: Street, landscape, buffer, parking lot, significant trees
 - Onsite standards: Species, location, size and number
 - Alternative replacement options
- Tree Maintenance Guidelines
 - Prohibited acts
 - Pruning standards
 - Fertilizing
 - Watering
 - Soil improvement
 - Insect and disease control
- Hazardous Trees
 - Criteria used by the City to determine if a tree is hazardous
 - Determining a tree's hazard rating
- Development Review, Building Permits
 - Steps in the process
 - Site plans, tree surveys, tree appraisal reports and arborist reports

Preferred Approach

25

Other Clarification Changes

1. Clarify right tree in right place rules
2. Align tree rules with new HCA rules
3. Clarify vague and subjective terms
4. Define tree replacement time frame
5. Clarify certified arborist references
6. Match submittal and Code criteria rules
7. Adjust the permit process for significant trees

Alternative – Residential Uses

26

Alternative:

Apply tree removal rules to street trees

- Health related rules
- Non-health related rules



Alternative – Commercial, etc.

27

Alternative: Standardize tree replacement sizes

- 1.75" caliper trees for all residential situations (2.0" C.V.)
- 2.5" caliper trees in non-residential situations

| Type | Preferred Approach Replacement Size (caliper inches) | Alternative Replacement Size (caliper inches) |
|---|--|---|
| Street Trees (Residential) ⁹ | 1.75 | 1.75 |
| Street Trees (Located in intersection clear vision area) | 2.0 | 2.0 |
| Street Trees (Commercial, Multi-Family and Industrial) ⁹ | 1.75 | 2.5 |
| Parking Lot Trees | 2.0 | 2.5 |
| Buffer Trees | 2.5 | 2.5 |
| Perimeter Trees | 1.75 | 2.5 |
| Significant Trees | 2.0 | 2.5 |
| Landscape Trees (Deciduous/Design Districts) | 2.5 | 2.5 |
| Landscape Trees (Ornamentals/Design Districts) | 2.0 | 2.5 |

Next Steps

28

- Schedule
 - Preferred Approach
 - May 28 East Gresham Information Fair
 - July 8 City Council
 - Code Amendments
 - Mid-July Open House
 - Aug. NRSC
 - Aug. Planning Commission

